

AFFORDABLE HOUSING STATEMENT

The Bungalow Willoughby Road Twickenham TW1 2QH 20/2712/VRC

Variation of condition U73969 (decision drawings) of planning approval 13/2484/FUL to allow for Raising the front, side and rear parapet height at roof level and amending the mansard roof profile; 3.5m rear ground floor extension of the garage to create a utility room for house A and 1.1m rear ground floor extension of the living space of house A. 4m and 2.2m rear ground floor extension of the living space of house B. Reconfiguring the internal layouts of each house; Amendments to the openings, doors and fenestration, to all facades of House A and B as described in the proposed drawings. Creating additional windows & doors to the side elevations of house A and B. Amending the approved stairs to the front entrance of both house A and B and creating covered porches

The applicant is aware of the 2018 letter from PINS to the London Borough of Richmond upon Thames where they accept errors in the approach and judgement made in relation to some recent appeals as well as cost decisions relating to 11 Tayben Avenue and 57 Church Road.

The applicant accepts that full weight is given to relevant local policies and that the effect of the Written Ministerial Statement was not to reduce the weight that should be given to the statutory development plan, or to automatically outweigh relevant development plan policies.

The following has been taken into consideration:

SPD Affordable Housing 2014 sets out the mechanisms for calculating the amount which should be provided.

Adopted Local Plan (2018) policy LP 36 Affordable Housing states that a contribution towards affordable housing will be expected on all housing sites and that on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out below and in the Affordable Housing SPD.

In accordance with the above policies, as this proposal seeks the provision of two new dwellings, the Calculation of the Commuted Sum for the provision of Affordable Housing off-site, has been attached. The Council's completed spreadsheet for calculating the affordable contribution equates to £3,981 towards affordable housing.

The applicant is willing to submit a Unilateral Undertaking to secure this payment prior to the granting of planning permission.

7th October 2020

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